

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

FRAN BENNETT

23624 ALSEA HIGHWAY

PHILOMATH, OR 97370

Until a change is requested all
tax statements shall be sent to
the following address:

FRAN BENNETT

23624 ALSEA HIGHWAY

PHILOMATH, OR 97370

Escrow No. BT054607RK

Title No. _____

State of Oregon, County of Klamath

Recorded 04/23/2003 11:34a m.

Vol M03 Pg 26040

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

MTCL-66774
WARRANTY DEED

HOME ADVANTAGE SERVICES, LLC,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

FRAN BENNETT and LEROY J. WILSON, as tenants by the entirety

Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of **KLAMATH** and State of Oregon, to wit:

**LOT 6, BLOCK 1, OF TRACT 1098, SPLIT RAIL RANCHOS, ACCORDING TO THE
OFFICIAL PLAT THEROF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH
COUNTY, OREGON.**

2310-035AO-01200-000

KEY NO. 137578

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:

1) THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY
POWERS, INCLUDING THE POWER OF ASSESSMENT AND EASEMENTS OF WALKER RANGER
TIMBER FIRE PATROL. 2) RESERVATIONS AND RESTRICTONS IN DEED EXECUTED BY
ROLLIN E. COOK AND HELEN E. COOK, HUSBAND AND WIFE, TO HARDY G. HAND AND
BETTY P. HAND, HUSBAND AND WIFE, DATED 7-8-54, RECORDED 7-22-54, VOLUME
268, PAGE 209. 3) RESERVATIONS AND RESTRICTIONS IN THE DEDICATION OF
TRACT 1098 - SPLIT RAIL RANCHOS, AS FOLLOWS: "...SAID PLAT SUBJECT TO: A
45-FOOT BUILDING SETBACK LINE ALONG THE FRONT OF ALL LOTS, AND A 20-FOOT
BUILDING SETBACK ALONG THE SAID STREET LINES; ANY ADDITIONAL RESTRICTIONS
PROVIDED IN ANY RECORDED PROTECTIVE COVENANTS OR ANY OREGON ADMINISTRATIVE
REGULATIONS PERTAINING HERETO; A 16-FOOT PUBLIC UTILITY EASEMENT ALONG
THE BACK OF ALL LOTS. 4) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED
4-1-1994, VOLUME M94, PAGE 9622. 5) COVENANTS, CONDITIONS AND
RESTRICTIONS RECORDED 4-15-1994, VOLUME M94, PAGE 11266. 6) AN EASEMENT
RECORDED 4-26-1994, VOLUME M94, PAGE 12551 IN FAVOR OF: MIDSTATE
ELECTRIC CO-OPERATIVE, INC. FOR: ELECTRIC TRANSMISSION AND DISTRIBUTION
LINE. 7) AN EASEMENT RECORDED 2-10-2000, VOLUME M00, PAGE 4330 IN FAVOR
OF: MIDSTATE ELECTRIC CO-OPERATIVE, INC. FOR: AN ELECTRIC TRANSMISSION OR
DISTRIBUTION LINE OR SYSTEM, BLANKET EASEMENT.

and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$ 20,000.00.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

Dated this 22nd day of April, 2003.

HOME ADVANTAGE SERVICES, LLC
BY: JOEL GISLER, MEMBER

State of Oregon
County of DESCHUTES



This instrument was acknowledged before me on April 22, 2003 by JOEL
GISLER, MEMBER OF HOME ADVANTAGE SERVICES, LLC.

Kathleen Kirtley
(Notary Public for Oregon)

My commission expires 5-23-06

21.00m